

# RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on

Thursday, June 1, 2023

Riverside, OH

**CALL TO ORDER:** Mayor Williams called the Riverside, Ohio, City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices, 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

**ROLL CALL:** Council attendance was as follows: Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, absent; Mr. Joseph, present; Ms. Lommatzsch, present; Mr. Maxfield, present; and Mayor Williams, present.

Staff present was as follows: Josh Rauch, City Manager; Tom Garrett, Finance Director; Kathy Bartlett, Public Service Director; Kim Baker, Finance Administrator; Nia Holt, Zoning Administrator; Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

**EXCUSE ABSENT MEMBERS:** Mr. Joseph moved, seconded by Deputy Mayor Lommatzsch, to excuse Ms. Fry. All were in favor. **Motion carried.**

**ADDITIONS OR CORRECTIONS TO THE AGENDA:** No corrections were made.

**APPROVAL OF AGENDA:** Deputy Mayor Lommatzsch moved, seconded by Mr. Joseph, to approve the agenda. All were in favor. **Motion carried.**

**PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:** Mayor Williams led the pledge of allegiance.

**PROCLAMATION:** Mayor Williams presented proclamations to the following graduates: Stebbins High School Salutatorian Maddox Roy; Stebbins High School Valedictorian Carson Shade; and Carroll High School Valedictorian Nathan Snizik.

Mayor Williams, also, presented a proclamation recognizing June as Pride Month to Michael Knote from [www.haveagayday.org](http://www.haveagayday.org), a non-profit located on Needmore Road, established for the purpose of equality, education, and support of the LGBT community and their allies. Mr. Knote stated they run a food pantry and are the only food pantry that delivers to the whole county. Last year, they delivered to 3,000 households with some being in Riverside. They also provide pet care, personal care items, and household cleaning items. They are mostly volunteers.

**MINUTES:** Mr. Maxfield moved, seconded by Mr. Joseph, to approve the minutes of the May 11, 2023, council work session and the May 18, 2023, council business meeting. All were in favor. **Motion carried.**

**WRITTEN CITIZEN PETITIONS:** Mayor Williams stated that two petitions have already been turned in; anyone wishing to speak can find a form in the back to fill out and needs to hand it in to the clerk to be called upon.

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## DEPARTMENT UPDATES:

**A) Finance Department** – Mr. Garrett stated they have paid the mid-year interest on the road paving bonds issued in 2020 and 2022. They will pay principal in December. They received the insurance settlement from the Rohrer concession fire. Income tax was low in April as they received only one distribution from CCA; in May, they received three distributions. They are well above the planned slope at \$4.3 million at the mid-year point. He added they are getting into the audit season. There was a delay getting financial statements prepared because of his absence.

**B) Community Development Department** – Ms. Holt stated there will be no BZA meeting this month. She stated that the community development technician, Lane Frost, has been looking through deed restrictions, working with other communities and talking with them about urban agriculture and chickens. He will be putting together a presentation to take to planning commission either this month or next month. He is also working with Tom Harner at Miami Valley Regional Planning Commission to map which deed restrictions allow for and don't allow for chickens. Once they get a recommendation, then that will come to council. She stated Ms. Lori Minnich worked on a planning project grant from JobsOhio. She has been invited to the DDC Meeting on June 13, 2023, to present how she put that package together as an example to other communities. She stated that Ms. Minnich is a shining star for other communities to look at. Ms. Holt reminded residents that it is grass cutting season and asked that grass be cut and maintained.

**C) Administration Department/City Manager Report** – Mr. Rauch stated that an offer has been made to a finalist for the HR Manager position. That person will begin in late June. The consultant is pulling together all the background information needed for the fire chief recruitment process. They need to gather some hi-res pictures for the brochure. He thanked Germain Ford for their donation of a truck for the SRO. Officer Toscani will put the vehicle to good use. It stands out in a good way as far as messaging and driving that ability to provide that function to students in the district. He stated that the 35 bridge project at Woodman, the westbound ramp is expected to be closed for the summer. Motorists can expect there to be delays during the process and they need to be patient. Work will continue at that interchange through 2024.

**PUBLIC COMMENT ON AGENDA ITEMS:** Two forms were turned in for public comment. Mayor Williams asked Mr. Holt to come to the podium and state his name and address and asked him to keep his comments to three minutes.

Mr. Glenn Holt Jr., 5817 Bayside Drive, Riverside, OH, stated he was there to discuss the rezoning of the two parcels at 637 Blue Bell Road. He began by stating that Ms. Holt and her team have been fantastic to work with and helping them get prepared. He thanked the planning commission for listening to them as well. He stated that 637 Blue Bell Road



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is his mom and dad's address. They started this family business back in 1998 and were a general partnership not an LLC at the time. The LLC began in 2015. They created their EIN in December 1997 and created their trademark with the Secretary of State in February 1998. They created their logo design in March 1998. From that time until 2015, it was four owners, him, his dad, and two other men for 18 years. They began with a 28' Robert's truck and a 16' box truck that they parked at his dad's house. The other owner, Ronnie, did the administrative work from his home in Huber Heights at the time. They had just the two trucks until 2015. In 2014, Kendall Cundiff, who owned a tree service company in the plat, came to his dad to give him the two lots. In 2018, they ended up buying three more 16' box trucks. They cleared the front part of those two lots to park the trucks. He stated from 1997 until this year, they have not had any problems until they got the zoning violation. When Riverside became a city in 1995, they were not thinking of the ramifications of violating zoning codes since they knew there were businesses in the Byesville Plat: a radiator shop at 1009 Planters Avenue, SS Enterprise at 4545 Byesville Boulevard, a mechanics shop at 1005 Kimbolton Avenue, and an autobody shop at 4404 Derwent Drive. They felt their business was okay. He stated this is their last line of defense for them to zone just for them to park there. Mayor Williams thanked him for his background and perspective on this.

Mayor Williams welcomed Mr. Zeigler to the podium and asked him to give his name and address and reminded him he has three minutes to speak.

Mr. John Zeigler, 4238 Blue Rock Road, Riverside, OH, stated he had questions on the zoning map. He tried navigating through the internet but is having a hard time finding it. He did not know when they would be coming up with the map that shows all the PUD districts. He stated he was worried that they were going to put a PUD in front of the Air Force Museum. He feels it would be a better place for restaurants. Mayor Williams stated that Ms. Holt or Mr. Rauch could provide him with the zoning map and any information he may have on zoning of a particular parcel. Mr. Zeigler stated he heard there was going to be a map made, but he had not seen it yet. Mayor Williams stated there is a copy in the lobby and the website has a zoning map with zoning districts. Mr. Rauch stated they will provide him with the link.

## NEW BUSINESS

### A. ORDINANCES

- 1) Ordinance No. 23-O-829 – An ordinance approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio for the property located at 637 Blue Bell Road, Parcel ID No. I39 00117 0049 and I39 00117 0050, from R-3 Medium Density Residential District to I-1 Light Industrial District.

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Mayor Williams stated this is for a proposed boundary change for the zoning map. Mr. Rauch clarified that a yes vote would be to approve the changes and a no vote would mean that it would not proceed for a second reading. Both the planning commission and staff do not recommend this change.

Mr. Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 23-O-829. The clerk read the ordinance by title only.

Mr. Denning commented that they are trying to avoid spot zoning, and even though they are only parking trucks there, it would be spot zoning to change it from an R-3 to an I-1. He explained that while they are willing to have it go back to an R-3 from an I-1 in the deed, it is not enforceable by the city. It would have to go through the court system where the city would most likely lose. He appreciates everything they have done and been doing. He stated he could not support the change.

Roll call: Mr. Denning, no; Mr. Joseph, no; Mrs. Franklin, no; Ms. Lommatzsch, no; Mr. Maxfield, no; and Mayor Williams, no. **Motion carried.**

## **II) Ordinance No. 23-O-830 – An ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2023.**

Mr. Rauch stated this is for mostly housekeeping items and allows them to move forward on a few projects as well as make corrections to prior supplementals a couple of months ago.

Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to approve the first reading of Ordinance No. 23-O-830. The clerk read the ordinance by title only.

Roll call: Ms. Lommatzsch, yes; Mr. Denning, yes; Mrs. Franklin, yes; Mr. Joseph, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

## **B. RESOLUTIONS**

### **I) Resolution No. 23-R-2847 – A resolution authorizing the city manager of the City of Riverside to sign documents related to this year's Paint Striping Program.**

Mr. Rauch stated both resolutions are housekeeping. One is for paint striping, and one is for traffic signals. Ms. Bartlett stated they would be painting Airway, Valley, Woodman and Harshman this year. They bid as a conglomerate with the Miami Valley Communications Council.

Mr. Denning moved, seconded by Mr. Joseph, to approve Resolution No. 23-R-2847.



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All were in favor. **Motion carried.**

## **II) Resolution No. 23-R-2848 – A resolution authorizing the city manager of the City of Riverside to sign documents related to the three-year Traffic Signal Maintenance Project.**

Ms. Bartlett stated this is a three-year renewal of the former contract with Security Fence Group. The city has been happy with their work. Mr. Denning moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2848.

All were in favor. **Motion carried.**

**PUBLIC COMMENT ON NON-AGENDA ITEMS:** No one came forward to speak on a non-agenda item.

**COUNCIL MEMBER COMMENTS:** Mrs. Franklin stated that schools are out, and kids are out. Motorists should take their time through residential area. Also, with the heat, keep an eye on elderly neighbors. Take care of your community.

Mr. Joseph stated he appreciated the city making the pride proclamation. He stated that there is something to celebrate. He is now able to donate blood and is scheduled later this month, June 24, 2023. It is the first time he has been able to donate in eight years. He stated a lot of what will be broadcast over the next 30 days is a lot of non-sense like minor attracted people being part of the community, or parents taking their children to provocative events. He stated that doesn't happen. It might in small cases. He encourages people to find out the meaning behind why pride is celebrated and become informed. There is a reason why cities across the world still celebrate. He stated the United States is one of the few countries where members of the LGBTQ community can feel safe and not be arrested or killed by their government for being the way that they are. Until that is no longer true, there will be a reason why this month exists.

Mayor Williams thanked Mr. Joseph for bringing that to the forefront. The message he takes away is that many people are part of a marginalized group. At many times in history different folks have been parts of marginalized groups and move out of that status only for another group to get stuck in that marginalized category. In many council comments in the past, he has talked about the different ethnic diversity that Riverside has, and it is authentic. Many people came to this country close to WPAFB whether because of WWII, the Cuban Revolution, unrest in Central America, or turmoil in Eastern Europe, etc...they were able to find a home many times in Riverside. They found community here and even started businesses here. As opposed to being that Dominican family or that Vietnamese family; they just became that family. He loves this about the community and that is the best of them. America has a lot to be proud of and a lot of way to go. It is great to be a part of a community to welcome everyone and everyone

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has their rights protected not because of a special category, but because they are people.

Deputy Mayor Lommatzsch stated she had an MVRPC meeting this morning, and there was a nice presentation on the assistance the MVRPC can give to planning. She is aware that Riverside has already involved them in the city's planning efforts. She stated the truck event this morning was awesome. She asked Ms. Bartlett about the garden issue at Shellabarger Park. Ms. Bartlett stated they are looking at estimates on total reconstruction on the damage and sign replacement to put it back to the way it was as close as they can. Deputy Mayor Lommatzsch stated it was unfortunate that they just put all the plants out and a minivan hit it. She commented on speeding in neighborhoods and going 45 to 50 mph in a neighborhood that is 25 mph is insane. She asked motorists to watch their speed.

Mr. Maxfield stated the weather is nice out and to watch out for children and for motorcycles. He stated when mowing do not put grass clippings in the road as that is dangerous for motorcycles, and it is illegal. Be cognizant of your surroundings as there has been a few motorcycle wrecks in the last few weeks.

**ADJOURNMENT:** Mr. Denning moved, seconded by Mrs. Franklin, to adjourn. All were in favor. **Motion carried.** The meeting adjourned at 6:59 pm.



Pete Williams, Mayor



Clerk of Council